

**RUSH  
WITT &  
WILSON**



**11 Manor Close, Icklesham, East Sussex TN36 4BT  
Guide Price £324,950**

Rush Witt & Wilson are pleased to offer a well presented detached bungalow forming part of a small popular residential development in the heart of the village. The well proportioned accommodation comprises two double bedrooms, a double aspect living room, kitchen and bathroom. There is a garage and provision for further parking, good sized corner plot with areas of level lawn to the front and the garden extends to the right hand side and offers potential for extension. Planning permission has previously been granted for a single storey extension although this has now lapsed. For further information to arrange a viewing please contact our Rye office 01797 224000.

#### Locality

Manor Close is situated in the heart of Icklesham, a popular village between the Ancient Cinque Port town of Rye and historic coastal town of Hastings. Local amenities include public houses/restaurants, community hall, primary school and parish church.

At nearby Winchelsea Beach there is access to miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve in Rye Harbour, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands. Further shopping, sporting and recreational facilities can be found in the neighbouring ancient town of Rye and historic coastal town of Hastings, each only a short drive away and also accessed via a regular bus service passing through the village.

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#### Entrance Porch

Door to the reception hallway/dining area.

#### Living Room

14'3 x 11'10 (4.34m x 3.61m )

A light and airing double aspect room with windows to the front and side.

#### Kitchen/Breakfast Room

12'7 x 10'5 (3.84m x 3.18m )

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cabinets and a complimenting worksurface with inset gas hob, oven beneath and extractor hood over, inset single drainer stainless steel sink unit, space and plumbing for dishwasher, cupboard housing wall mounted boiler, window to the side elevation and door to the rear.

#### Bedroom

11'10 x 11'10 (3.61m x 3.61m )

Built-in double wardrobe, window to the front.

#### Bedroom

10'10 x 9'4 (3.30m x 2.84m )

Double aspect with window to the rear, double doors to the side leading to terrace and garden, built-in wardrobe.

#### Bathroom

8'1 x 5'5 (2.46m x 1.65m )

Two windows to the rear, generous wall tiling, white suite comprising a shaped panelled spa bath with screen and shower over, wash basin, wc, heated towel rail.

#### Outside

##### Gardens

The property occupies a good size corner plot with dual frontage, there is a garage and further hardstanding, to the rear of the property there is decked and gravelled terrace to the side and a further area of terraced garden containing a variety of shrubs, plants and seasonal flowers. Areas of level lawn to the front and side.

#### Garage

16' x 8'1 (4.88m x 2.46m )

Up and over door, window to the rear and personal door to the side, light and power connected.

#### Adjoining Covered Area

7'2x 5'10 (2.18mx 1.78m )

With access to the kitchen.

#### Summerhouse

7'6" x 5'7" (2.3 x 1.72)

#### Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

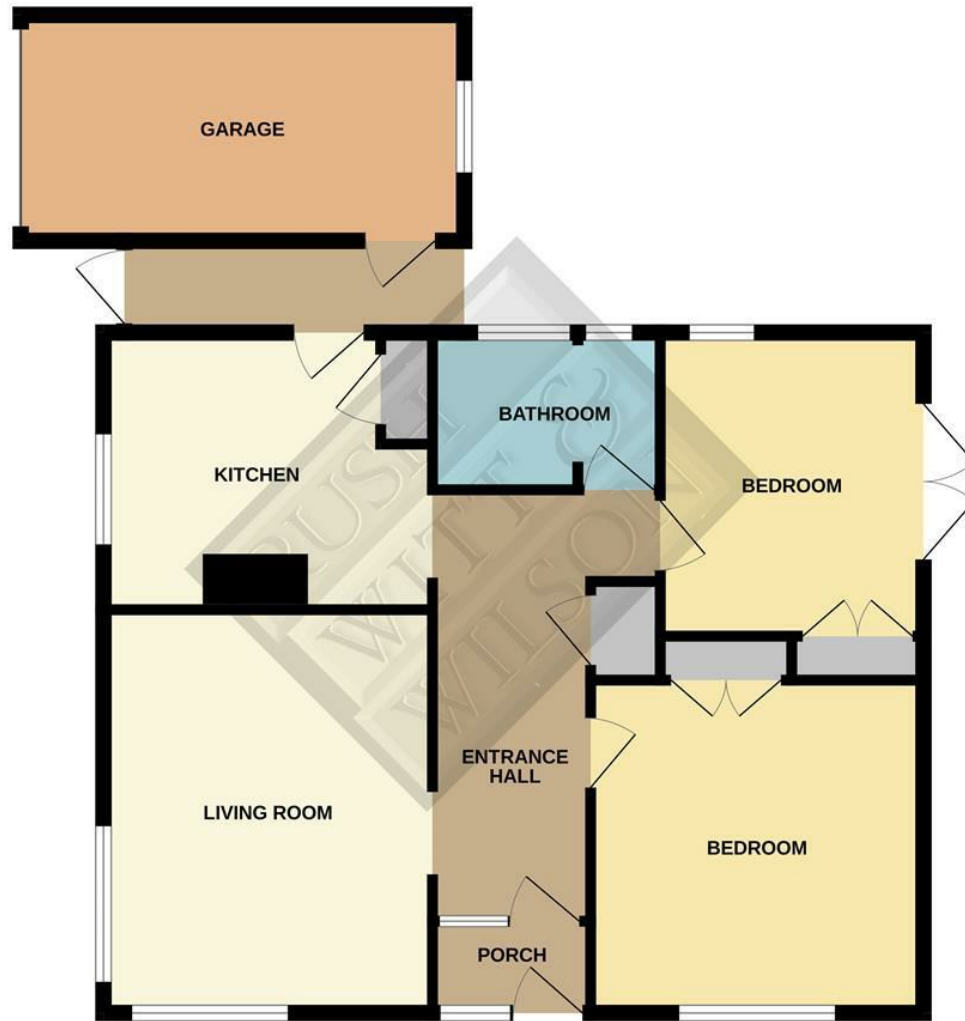
Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

PLANNING - Planning permission was previously granted on 27th July 2020 (RR/2020/490/P for a single storey side extension to form kitchen and lounge along with internal alterations but this has now expired. Further planning application was made in 2023 (RR/2023/2425/P for a separate detached dwelling and this was refused. Further information regarding both planning applications is available upon request.

GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (92-100)	
B (81-91)	
C (69-80)	
D (54-68)	
E (39-53)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions A (92-100)	
B (81-91)	
C (69-80)	
D (54-68)	
E (39-53)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

